



PESTELL & Co
ESTABLISHED 1991

2b The Warren, Stortford Road, Little Canfield, Dunmow

NO ONWARD CHAIN

GUIDE PRICE - £799,995

A beautifully designed three/four-bedroom detached chalet-style new build. The modern accommodation includes under floor heating throughout the ground floor and comprises: an entrance hallway, stunning kitchen, utility room, large living room, ground floor bedroom/reception and ground floor w.c. On the first floor there are the three further bedrooms, one with an en-suite shower room and a separate bathroom. Externally is a low maintenance, South facing garden and a very generous driveway to the front.

Part glazed front door into (under floor heating throughout the ground floor):

Entrance Hallway:

Laminate flooring, under stairs cupboard, inset down lighters. Stairs to first floor and door into:

Kitchen - 14'1 x 14'1 (4.29m x 4.29m)

Laminate flooring, a range of eye and base level units with granite work surface, inset sink and central island. Integral oven, microwave, fridge/freezer and dishwasher, induction hob with extraction over. Window to front, tiled walls, ceiling light point and inset down lighters. Doorway into:

Utility Room:

Tiled flooring, built in units and granite work surface, space for appliances, part glazed door to side, extraction and ceiling light point.



Outside:

Low maintenance, South facing rear garden with bounded resin space and plant border. Side access to both side and a very generous driveway the front. Outside lighting.



FULL ADDRESS

2b The Warren Stortford Road, Little Canfield, CM6 1SS

SERVICES

Gas fired central heating, mains electricity, water, drainage

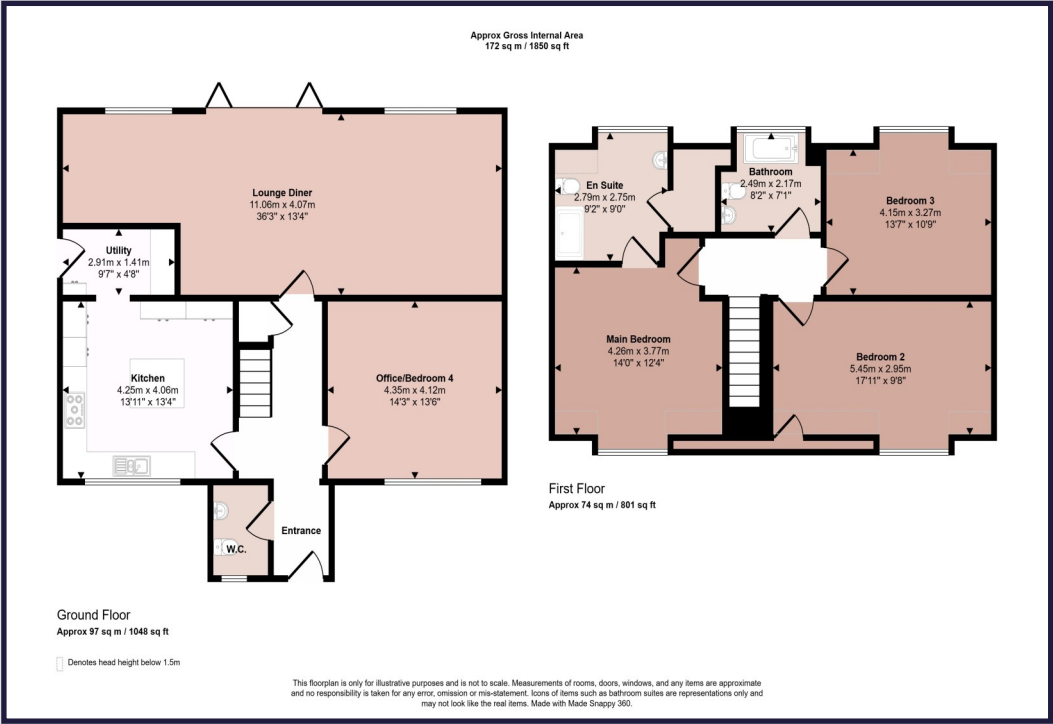
LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex, CB11 4ER

AGENT NOTES

Band

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.,) will be included in the sale.

Living Room - 36'10 x 13'9 (11.23m x 4.19m)

Laminate flooring, Bi-fold doors and two windows to rear garden, ceiling light point and inset down lighters.

Ground Floor Bedroom/Reception - 14'6 x 13'7 (4.42m x 4.14m)

Laminate flooring, window to front, ceiling light point, inset down lighters.

Ground Floor w.c.

Tiled flooring, low level w.c., wash hand basin with units below, frosted window to front, extraction, inset down lighters.



First floor landing is loft access, spotlights, Doors to:

Bedroom 1 - 14'3 x 12'8 (4.34m x 3.86m)

Window to front, radiator and ceiling light point. Door into:



En-Suite Shower Room:

Fully tiled, double shower cubicle, low level w.c., wash basin with units below. Heated towel rail, airing cupboard, frosted window to rear, extraction and inset down lighters.

Bedroom 2 - 18'5 x 10' (5.61m x 3.05m)

Window to front, radiator, storage to the eaves and two ceiling light points.



Bedroom 3 - 13'11 x 10'11 (4.24m x 3.33m)

Window to rear, radiator and ceiling light point.

Family Bathroom:

Fully tiled, P-shaped bath with shower overhead, low level w.c., wash basin with units below. Heated towel rail, frosted window to rear, extraction, inset down lighters.

